



CUSHMAN &
WAKEFIELD

900 18TH AVENUE SOUTH
NASHVILLE, TN

the
sound
at Music Row



102,253 TOTAL RSF
PROPERTY HIGHLIGHTS

29,328 RSF
floorplates

LOBBY &
CONFERENCE
CENTER

designated
RIDESHARE
location

structured
PARKING
with covered porte
cochere dropoff

GREAT INGRESS
& EGRESS

from I-65, I-440, I-24 and I-40

on world famous
MUSIC ROW

amenity rich
NEIGHBORHOOD

ability to create
MUSIC
PRODUCTION SPACE
as desired

BRANDING
opportunity available

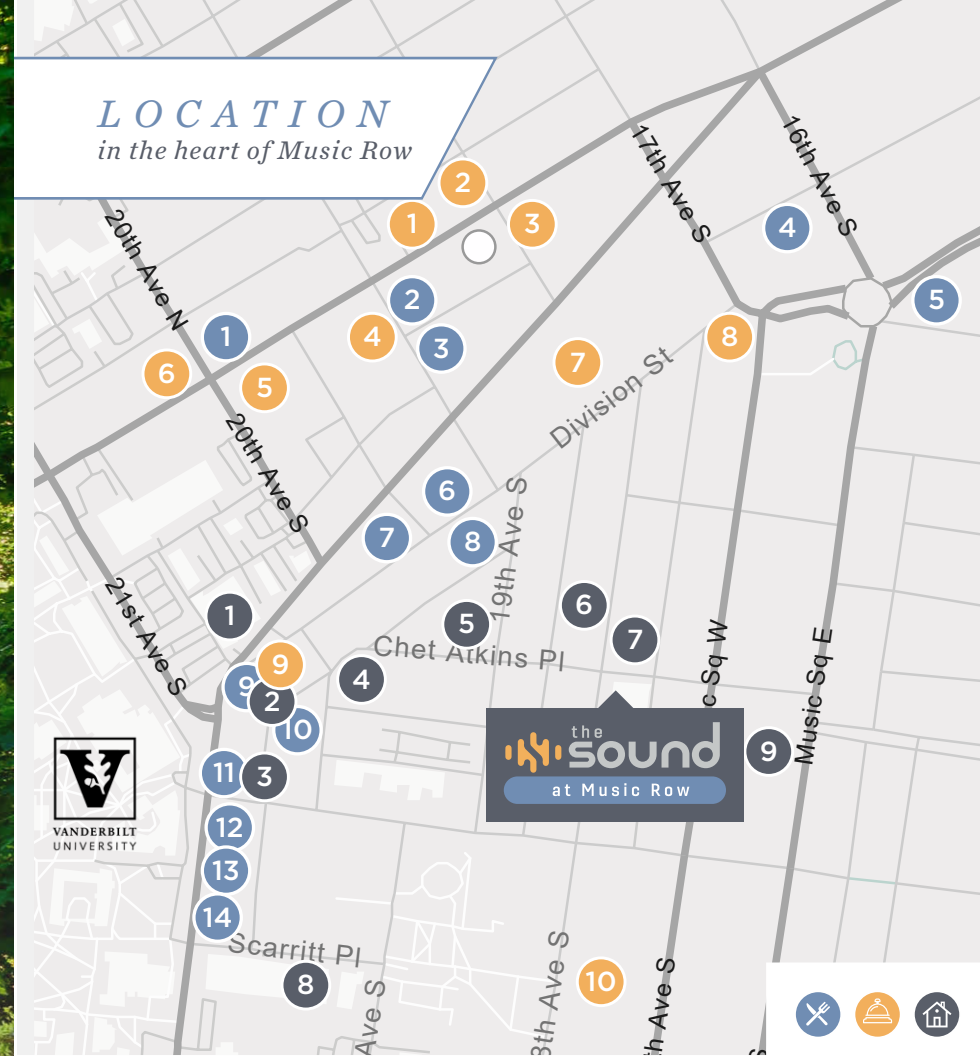
unique
OUTDOOR SPACE
opportunities

VIEW FROM
Chet Atkins & 18th Avenue



15'5" - 16' CEILINGS
On Lower Floors





14
RESTAURANTS

10
HOTELS

9
MULTI-FAMILY

within 1/2 mile

THE NEIGHBORHOOD

The Sound at 49 Music Row is situated just 3 blocks east of the Vanderbilt University campus. Music Row benefits from being adjacent to downtown without the added congestion from traffic. Additionally, Interstate 40 and Interstate 65 entrances are conveniently located half a mile northeast, allowing for ease of ingress and egress.



AREA AMENITIES

RESTAURANTS

1. Amerigo's
2. Midtown Cafe
3. Hattie B's Hot Chicken
4. DeSano's Pizza
5. Thai Esane
6. Chuy's
7. Urban Cookhouse
8. Slider House
9. Henley
10. Giovanni
11. Mellow Mushroom
12. Chipotle
13. Panera Bread
14. San Antonio Taco Company

HOTELS

1. Hutton Hotel
2. Spring Hill Suites
3. Aloft
4. Courtyard by Marriott
5. Hampton Inn
6. Graduate Nashville
7. Embassy Suites
8. Virgin Hotel
9. Kimpton Aertson Hotel
10. Mint House Midtown

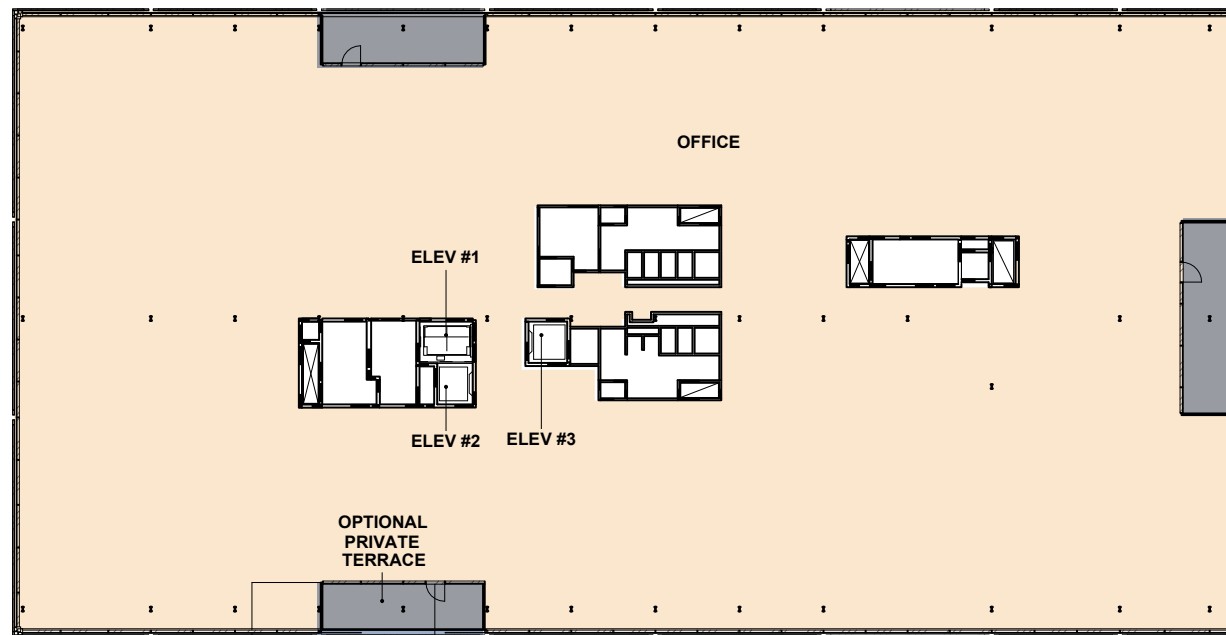
MULTI-FAMILY

1. Barbizon
2. Aertson Midtown
3. Twenty & Grand
4. The Adelia
5. Americana Apartments
6. The Morris Apartments
7. Artisan on 18th
8. Wesley Place Apartments
9. Millenium Music Row

FLOORPLAN

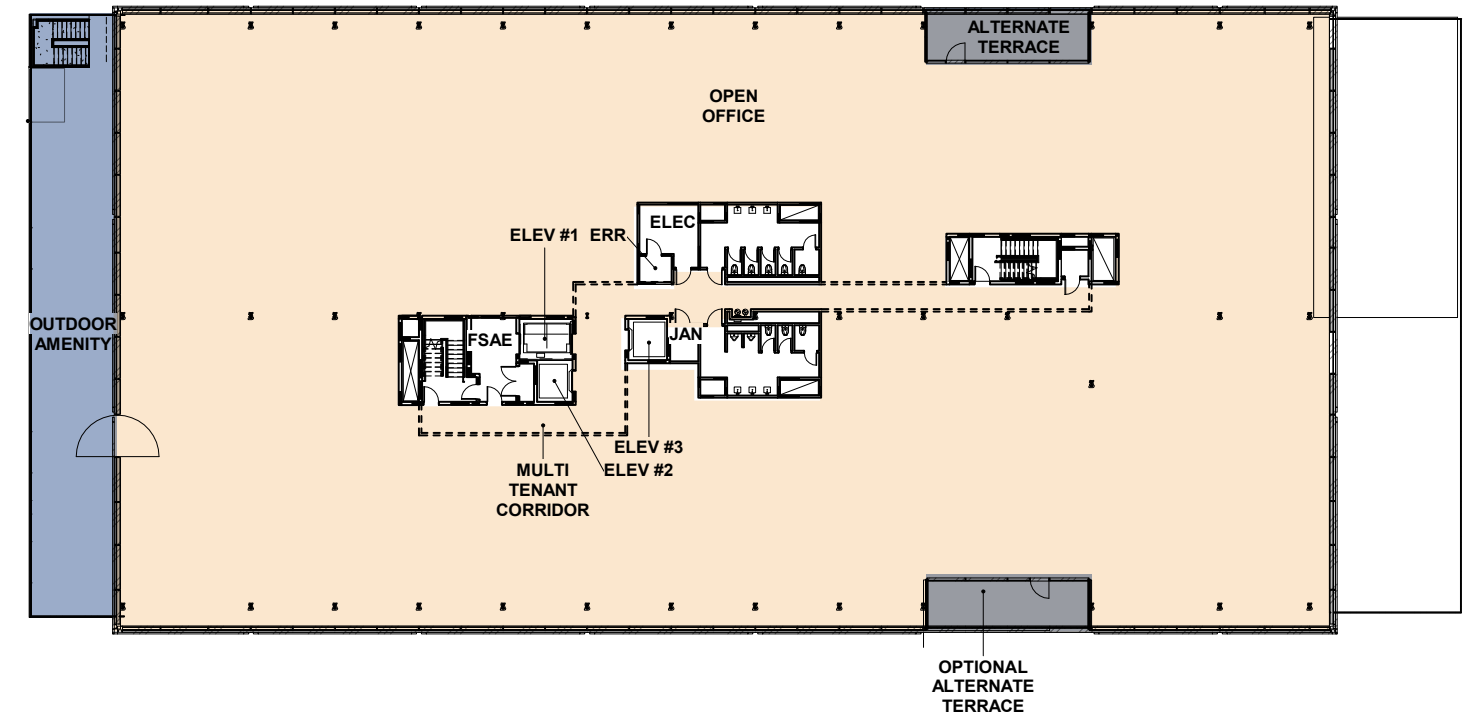
UP TO 29,328 RSF FLOORPLATES

TYPICAL FLOOR FOR 7-9



FLOORPLAN

FLOOR 6



AVAILABLE

Divisible

- Floor 1: 9,094 SF
- Floor 6: 29,328 SF
- Floor 7: 28,813 SF
- Floor 8: 25,557 SF
- Floor 9: 21,874 SF



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LINCOLN
PROPERTY
COMPANY

PEARLMARK

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